



Our Reference: FOI000941

BY EMAIL ONLY

6 November 2017

Dear Mr Russell

Request for Information

Thank you for your email dated 10 October 2017 requesting information on land at Filwood, Bristol. For ease of reference questions have been answered below and we have also provided some background information on this matter.

- 1. The date on which English Partnerships (now the Homes and Communities Agency) purchased the "Hangar site" on Hengrove Way, Filwood, Bristol from Bristol City Council.***

The site was purchased on 16 March 2007.

- 2. The price paid by English Partnerships (now the Homes and Communities Agency) to purchase the "Hangar site" on Hengrove Way, Filwood, Bristol from Bristol City Council.***

The purchase price for this site was £2,400,000.

- 3. The date on which Bristol City Council paid the Homes and Communities Agency to repurchase the "Hangar site" on Hengrove Way, Filwood, Bristol.***

The disposal to Bristol City Council took place on 16 February 2016 for a portion of the site (approximately half of the site).

- 4. The price Bristol City Council paid the Homes and Communities Agency to repurchase the "Hangar site" on Hengrove Way, Filwood, Bristol.***

The disposal price for the portion of the site was £1. Please see below for further explanation of this.

5. *The application made by Bristol City Council to purchase the land, in particular their plan to regenerate the site as part of a commercial venture.*

This was a direct disposal and as such an application was not submitted.

In regards to the application made by Bristol City Council to purchase the land, in November 2011 the Homes and Communities Agency undertook a five day Enquiry by Design event that led to the production of an illustrative masterplan, which had a strong measure of local support, upon which an outline planning application was based. The application was submitted on 31 January 2012 and sought planning permission for a 'Mixed use development, including the creation of a new park, erection of up to 150 no. residential units, 8000sqm of employment floorspace (Use Class B1/B2), car parking, landscaping, ecological area, access and associated infrastructure works'.

The disposal of part of the Hangar Site was on the basis that the HCA would receive open market value for the site. Given the challenging local market for office development it was considered that the Green Business Park presented the best opportunity to successfully develop the site. It was also felt that construction of the Green Business Park ahead of delivery of the residential component of the scheme would assist the disposal of the balance of the site to a residential developer.

The alternative options to the direct disposal to Bristol City Council was either to market the employment site on its own, or as part of a wider disposal including the residential and park components. In both cases, it was considered that, in the market conditions at the time, it would be difficult to dispose of the site. Marketing as part of a wider scheme also presented a risk that the employment site may be perceived as a liability by prospective developers, and thus a development constraint which may discourage bidders. As such, the opportunity presented by the Green Business Park, to ensure an early disposal of the site which has assisted the successful disposal of HCA's remaining land interests, was considered to be best way forward.

If you have any questions regarding this response or any further queries you can contact us at the following addresses and quote your unique reference number found at the top of this letter:

Email: mail@homesandcommunities.co.uk

Mail: Information Access Officer
Homes and Communities Agency
Fry Building
2 Marsham Street
London
SW1P 4DF

If you are unhappy with the way Homes and Communities Agency has handled your request you may ask for an internal review. You should contact

General Counsel
Homes and Communities Agency
Fry Building

Homes and Communities Agency
Fry Building, 2 Marsham Street, London, SW1P 4DF

0300 1234 500
homesandcommunities.co.uk

2 Marsham Street
London
SW1P 4DF

If you are not content with the outcome of the internal review, you have the right to apply directly to the Information Commissioner for a decision. The Information Commissioner can be contacted at

Information Commissioner's Office
Wycliffe House
Water Lane
Wilmslow
Cheshire
SK9 5AF
Online: <https://ico.org.uk/concerns/getting/>

Yours sincerely

Robert Bean
Legal and Information Officer
Homes and Communities Agency